



## City Council Agenda Item Summary Report

Meeting Date: July 20, 2021			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a preliminary plat for the Forster & Giles Subdivision, located southwest of the intersection of East U.S. Highway 80 frontage road and Pinson Road.			
Attachments: Preliminary Plat			

**Item Summary:**

Lay Design Build, representing the property owner, requests approval of a preliminary plat for a new Dairy Queen restaurant. The purpose of the request is to establish the necessary property lines and easements for the development of a new restaurant.

**Image 1: Location Map**



**Current Standards:**

The 0.85-acre property is currently vacant and undeveloped. The property is zoned within the General Retail district. A restaurants use is permitted by right in this zoning district. The existing Dairy Queen restaurant is on the property located directly west of the property.

**Preliminary Plat:**

The preliminary plat consists of one (1) lot and 0.85 acres of land. The zoning of the subject property and adjacent properties are shown on the plat and the plat shows a fire lane easement. The plat also has all of the certificates and other text required by City of Forney Subdivision Ordinance.

**Recommendation:**

On July 1, 2021, the Planning and Zoning Commission voted 5-0 to recommend approval.